

**MINUTES OF REGULAR MEETING OF THE PLANNING BOARD OF THE VILLAGE  
OF BRONXVILLE HELD ON JULY 8, 2015 AT THE VILLAGE HALL,  
200 PONDFIELD ROAD, BRONXVILLE, N.Y.**

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<b>PRESENT:</b>	Eric Blessing	Chairman
	Anna Longobardo	Vice Chair
	Adrienne Smith	Member
	Gary Reetz	Member
	Rene Atayan	Alternate
	Stephen McCarthy	Alternate
	Vincent Pici	Superintendent of Buildings
<b>EXCUSED:</b>	James Murray	Member

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Chairman Blessing called to order the regular meeting at 7:33PM.

**APPROVAL OF MINUTES**

On motion of Ms. Smith, second by Mr. Reetz, the Board approved the minutes of the Regular Meeting on June 10, 2015.

**SUBDIVISION APPROVAL FOR 38 WHITE PLAINS RD, 3 WESTWAY AND 2 NORTHWAY**

Mr. Richard Gardella, from the law offices of Bertine Hufnagel LLP, also with Zach Tortoro, representing the Regan Family Trust and Frank Sica spoke on behalf of the applicant. They are requesting approval of 2 lot line changes. Mr. Gardella explains the changes that are to be made to the three adjoining properties.

Ms. Atayan asked for clarification on the setbacks.

Mr. Gardella stated that these changes will not affect the setbacks to the houses.

Mr. Blessing asked for comments from the public at 7:40pm.

Seeing no additional comments, Mr. Blessing closed the public hearing at 7:40pm.

On the motion of Mr. Reetz, second by Ms. Atayan the Board unanimously approved this application as submitted.

**SITE PLAN APPROVAL FOR 100 PONDFIELD RD – (Cont.)**

Mr. Matthew Pisciotta requested the Board consider authorizing a draft of the final site plan approval. He spoke of the resubmissions of the Phase 1 Environmental Site Assessment and a Remedial Investigation Work Plan and stated they submitted a new parking plan showing fourteen off street parking spaces addressing any parking concerns.

Mrs. Mohamed discussed the ongoing safety concerns.

The Board discussed their frustrations with the advancement of the project.

Mr. Blessing asked for comments from the public at 8:00pm

Ms. Mindy Schmidt commented on the Negative Declaration conditions and proposed public safety.

Mr. Blessing adjourned the public hearing at 8:05pm.

**NEXT MEETING**

The next regularly scheduled meeting of the Planning Board will be on Wednesday, September 9, 2015.

**ADJOURNMENT**

There being no further business before the Planning Board, a motion was then adopted by unanimous vote to adjourn the meeting at 8:07PM.

Respectfully submitted,

  
Cristina Battista  
Secretary to the Planning Board